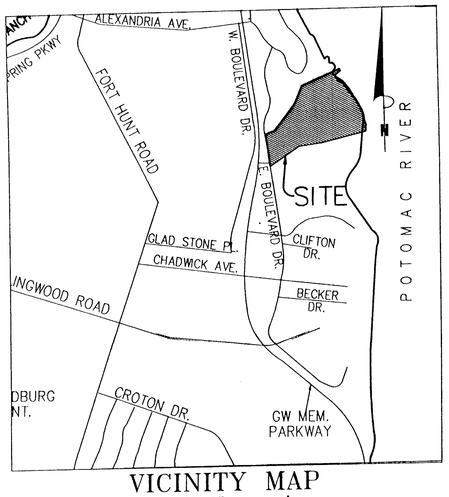
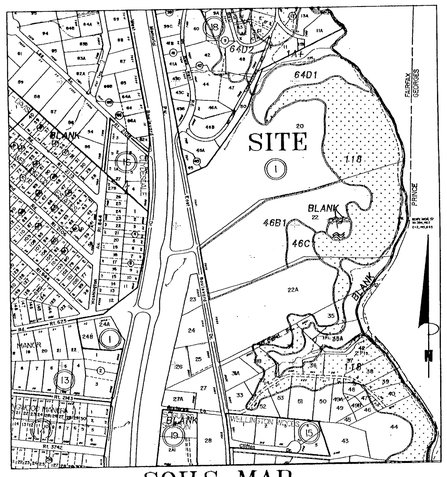
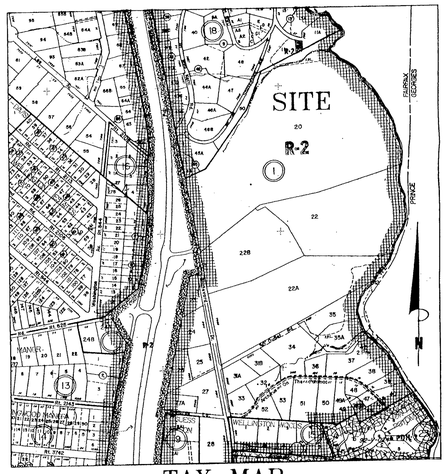


VICINITY MAP
SCALE 1" = 2000'



SOILS MAP
SCALE 1" = 500'



TAX MAP
SCALE 1" = 500'

LINE TABLE:

NAME	BEARING	DISTANCE
L1	S 33°26'00" E	33.12
L2	S 53°10'20" W	109.77
L3	S 21°12'00" E	52.14
L4	S 38°54'00" E	44.00
L5	S 54°56'00" E	61.00
L6	S 41°51'00" E	59.00
L7	S 14°58'00" E	66.00
L8	S 00°06'00" E	64.00
L9	S 14°44'00" E	82.00
L10	S 40°15'00" E	12.00
L11	S 20°48'00" W	33.00
L12	S 02°27'00" E	46.00
L13	S 13°58'00" W	22.00

OWNER:

THE AMERICAN
HORTICULTURAL SOCIETY
7931 EAST BOULEVARD DRIVE
ALEXANDRIA, VA 22308

SHEET INDEX:

1. COVER SHEET/NOTES/TABULATION
2. SPECIAL EXCEPTION
3. ENTRANCE REALIGNMENT

NOTES:

THE PROPERTY DELINEATED ON THIS PLAT IS LOCATED ON FAIRFAX COUNTY TAX ASSESSEMENT MAP NO. 102-2-01-20 AND IS ZONED R 2.

SPECIAL EXCEPTION APPLICATION NOTES AND TABULATIONS PER SEC. 9-001 PARAGRAPH 2 ITEMS A THRU S.

A. BOUNDARY SHOWN HEREON IS BASED UPON AVAILABLE RECORDS AND DOES NOT REPRESENT A FIELD RUN SURVEY.
B. SITE AREA 24.7137 AC. ZONED R-1
C. SCALE AND NORTH ARROW SHOWN HEREON.
D. THE EXISTING IMPROVEMENTS ON THIS SITE ARE FROM AIR SURVEY CORPORATION.
E. MINIMUM YARD REQUIREMENTS R-2 FAIRFAX COUNTY ZONING ORDINANCE 3-206 THRU 3-207.
   1. MIN. LOT AREA: 15,000 S.F.
   2. MIN. LOT WIDTH: 100 FEET
   3. MAX. BUILDING HEIGHT: 35 FEET
   4. MIN. YARD REQUIREMENTS:
      A. FRONT YARD SETBACK: 35 FEET
      B. SIDE YARD SETBACK: 15 FEET
      C. REAR YARD SETBACK: 25 FEET
   5. MAX. FLOOR AREA RATIO: 0.20
F. PUBLIC RIGHTS-OF-WAY SHOWN HEREON.
G. INGRESS AND EGRESS TO SITE SHOWN HEREON.
H. PARKING (SEE SITE TABULATIONS)
I. SITE IS SERVED BY PUBLIC SANITARY SEWER AND PUBLIC WATER.
J. WAIVERS OF STORM WATER MANAGEMENT AND B.M.P.'S ARE TO BE SUBMITTED.
K. MAX. GROSS FLOOR AREA (SEE SITE TABULATIONS).
L. TOPOGRAPHY SHOWN HEREON WAS PROVIDED BY AIR SURVEY CORPORATION WITH 2 FT. CONTOURS INTERVALS.
M. LANDSCAPING SHOWN HEREON (SEE SITE TABULATIONS).
N. THIS SITE IS LOCATED IN FLOOD PLAIN ZONE "AE" (BASE FLOOD ELEVATION DETERMINED TO BE 10') AND FLOOD PLAIN ZONE "X" (AREA DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN) AS SHOWN ON F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 515525 0150D, DATED MARCH 5, 1990.
O. THERE ARE NO OUTDOOR RECREATION FACILITIES, NO BICYCLE PARKING, AND NO EXTERIOR LOUDSPEAKERS.
P. THERE ARE NO UTILITY EASEMENTS HAVING A WIDTH OF 25 FT. OR MORE.
Q. THERE IS NO VISIBLE EVIDENCE OF GRAVESITES ON THIS SITE.
R. SEAL AND SIGNATURE SHOWN HEREON.

SITE TABULATION:

SITE AREA:
LAND AREA "A" = 24.7137 AC.
LAND AREA "B" = 0.36 AC.
LAND AREA "C" = 0.36 AC.

USE = EXISTING PUBLIC AND QUASI-PUBLIC SERVICE
MAX. HT. = 60 FEET
SETBACK:
FRONT = 292' (EX. BUILDING)
SIDE = 90' (EX. BUILDING)
REAR = 574' (EX. BUILDING)
PARKING:
REQUIRED: 1 SPACE PER 300 S.F. OF GROSS FLOOR AREA
PROVIDED:
APPROXIMATELY 78 UNSTRIPED PAVED SPACES IN A PARKING LOT AND AROUND THE LARGE CIRCLULAR DRIVEWAY WITH AN ADDITIONAL 275 OFF-PAVEMENT SPACES IN A GRASSED FIELD AND INSIDE THE CIRCULAR DRIVEWAY
FLOOR AREA RATIO F.A.R.
R-2 ZONED PERMITTED = 0.20

ADDITIONAL APPLICATION NOTES:

1. THIS DEVELOPMENT SHALL CONFORM TO ALL CURRENT AND APPLICABLE ORDINANCES, REGULATIONS AND ADOPTED STANDARDS EXCEPT FOR THOSE WAIVERS, MODIFICATIONS AND/OR VARIANCES REQUESTED AND APPROVED.
2. THE LIMITS OF CLEARING AND GRADING SHOWN ARE APPROXIMATE AND ARE SUBJECT TO ADJUSTMENT AT TIME OF FINAL ENGINEERING AND LOCATION OF PROPOSED UTILITIES.
3. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO PHYSICAL EVIDENCE OF HAZARDOUS OR TOXIC SUBSTANCES OR MATERIAL ON THIS SITE.
4. THE APPROXIMATE FLOODPLAIN AND RPA AREAS ARE DELINEATED HEREON PER THE FAIRFAX COUNTY TAX MAP.
5. THE PROPOSED CONSTRUCTION SCHEDULE IS SUBJECT TO APPROVALS BY THE COUNTY BOARD OF SUPERVISIORS AND D.E.M.
6. PUBLIC IMPROVEMENTS TO FRONTAGE ALONG EAST BOULEVARD AND GEORGE WASHINGTON MEMORIAL HIGHWAY ARE TO BE COMPLETED WITH A SITE PLAN.
7. PLAN IS IN COMPLIANCE WITH THE DEVELOPMENT CRITERIA OF THE COMPREHENSIVE PLAN WITH EXCEPTION OF REQUESTED WAIVERS AND MODIFICATIONS SHOWN HEREON.
8. THERE ARE NO RIGHT-OF-WAY LINES TO SHOW WITHIN THE AREA TO THE WEST OF THE PROPERTY. THE ENTIRE AREA IN THE VICINITY OF EAST BOULEVARD DRIVE AND GEORGE WASHINGTON MEMORIAL PARKWAY IS PUBLIC RIGHT-OF-WAY.

WAIVERS REQUESTED

1. WAIVER OF STORMWATER MANAGEMENT/BMP REQUIREMENT DUE TO THE PROXIMITY TO THE POTOMAC RIVER.
2. A CONTINUATION OF THE MODIFICATION OF TRANSITIONAL SCREENING REQUIREMENTS TO ALLOW EXISITING VEGETATION TO BE SUBSTITUTED FOR THE PLANT MIXTURE SPECIFIED IN ARTICLE 13 OF THE ZONING ORDINANCE. (PREVIOUSLY APPROVED WITH SE 79-V-073-2)

Application No. SEA 79-V-073-3 Staff CAB
APPROVED (SE) SP PLAN
SEE DEV CONDS DATED 11/15/01
Date of (BOS) (BZA) approval 12/3/01
Sheet 1 of 3

RECEIVED
DEPARTMENT OF PLANNING AND ZONING
NOV 2 2001
ZONING EVALUATION DIVISION

Huntley, Nyce & Associates, Ltd.
SURVEYING • CIVIL ENGINEERING • LAND PLANNING
7202 POPLAR ST
ALEXANDRIA, VIRGINIA 22003
703-750-5490
45150 RUSSELL BRANCH PARKWAY
SUITE 100
ASHBURN, VIRGINIA 20011
703-729-0145 METRO 478-1051

COMMONWEALTH OF VIRGINIA
CHARLES J. HUNTLEY
LAND SURVEYOR
CERTIFICATE
9068
10-10-01

THE AMERICAN HORTICULTURAL SOCIETY
MOUNT VERNON DISTRICT
FAIRFAX COUNTY, VIRGINIA

SEA-79-V-073-3

SPECIAL EXCEPTION AMENDMENT

SCALE: AS SHOWN
DATE: 05-25-01
REVISIONS:
07-17-01
10-10-01

SHEET 1 OF 3
FILE NO. PL-2776

GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

BOARD OF SUPERVISORS
FAIRFAX COUNTY

PETER D. &
ALICE C. HUME
TAX MAP 102-2-18-11
DB. 5412 PG. 1527
ZONED: R-2
USE: RESIDENTIAL

JAMES F. &
PATRICIA DELANO
TAX MAP 102-2-18-11A
DB. 6035 PG. 1898
ZONED: R-2
USE: RESIDENTIAL

N 69°39'30" E 612.76'

TRUE NORTH

APPROX. LOC. EX. FLOODPLAIN

AMERICAN HORTICULTURAL SOCIETY
LAND AREA A
1,076,529 S.Q.
24.7137 AC.
TAX MAP 102-2-01-20
DB. 3783 PG. 611
ZONED: R-2
USE: RESIDENTIAL

RICHARD A. & ROLAND
TAX MAP 102-2-18-56
DB. 8108 PG. 1
ZONED: R-2
USE: RESIDENTIAL

HOLLY TREE PROPERTIES, INC.
CARL W. & MARY LEE GREENE
TAX MAP 102-2-18-50
DB. 7969 PG. 1
ZONED: R-2
USE: VACANT

JOHN W. & THOMAS P.
SULLIVAN-VALERIO
TAX MAP 102-2-18-55A
DB. 9169 PG. 1045
ZONED: R-2
USE: RESIDENTIAL

N 41°19'30" E 500.00'

N 26°39'30" E 200.00'

PROP. 30' X 60'
GREENHOUSE
APPROX. HT. = 20'

EX. STR.

PARKING

GEORGE WASHINGTON MEMORIAL PARKWAY

N 71°49'35" E 25.60'

EAST BOULEVARD DRIVE
(WIDTH VARIES)
PROP. EASEMENT

N 35°25'00" W 238.23'

LIMITS OF CLEARING & GRADING

LAND AREA B
0.36 AC.

LIMITS OF CLEARING & GRADING

SEE SHEET 3 FOR DETAIL

N 35°00'00" E 30.00'

LAND SWAP AREA

S 31°10'00" W 30.00'

S 87°20'00" W 386.62'

N 88°00'00" W 527.49'

THE GRANITE GROUP
TAX MAP 102-2-01-22B
DB. 10550 PG. 1534
ZONED: R-2
USE: RESIDENTIAL

GERALD T. & HELEN B. HALPIN
TAX MAP 102-2-01-22
DB. 2023 PG. 1411
ZONED: R-2
USE: RESIDENTIAL

S 79°01'00" W 385.40'

LAND AREA C
0.36 AC.

LAND SWAP AREA

S 26°02'00" E 194.00'

S 36°24'00" E 133.00'

POTOMAC RIVER

Application No. SEA 79-V-073-3 Staff CAB
APPROVED SE SP PLAN
SEE DEV CONDS DATED 11/16/01
Date of (BOS) (BZA) approval 12/13/01
Sheet 2 of 3

Huntley, Nyce & Associates, Ltd.
SURVEYING • CIVIL ENGINEERING • LAND PLANNING
7202 POPLAR ST.
ANNANDALE, VIRGINIA 22003
703-750-3490
45150 RUSSELL BRANCH PARKWAY
SUITE 100
ASHBURN, VIRGINIA 22011
703-729-0145 METRO 478-1051

COMMONWEALTH OF VIRGINIA
CHARLES J. HUNTLEY JR.
LICENSED LAND SURVEYOR
10-10-01

THE AMERICAN HORTICULTURAL SOCIETY
MOUNT VERNON DISTRICT
FAIRFAX COUNTY, VIRGINIA

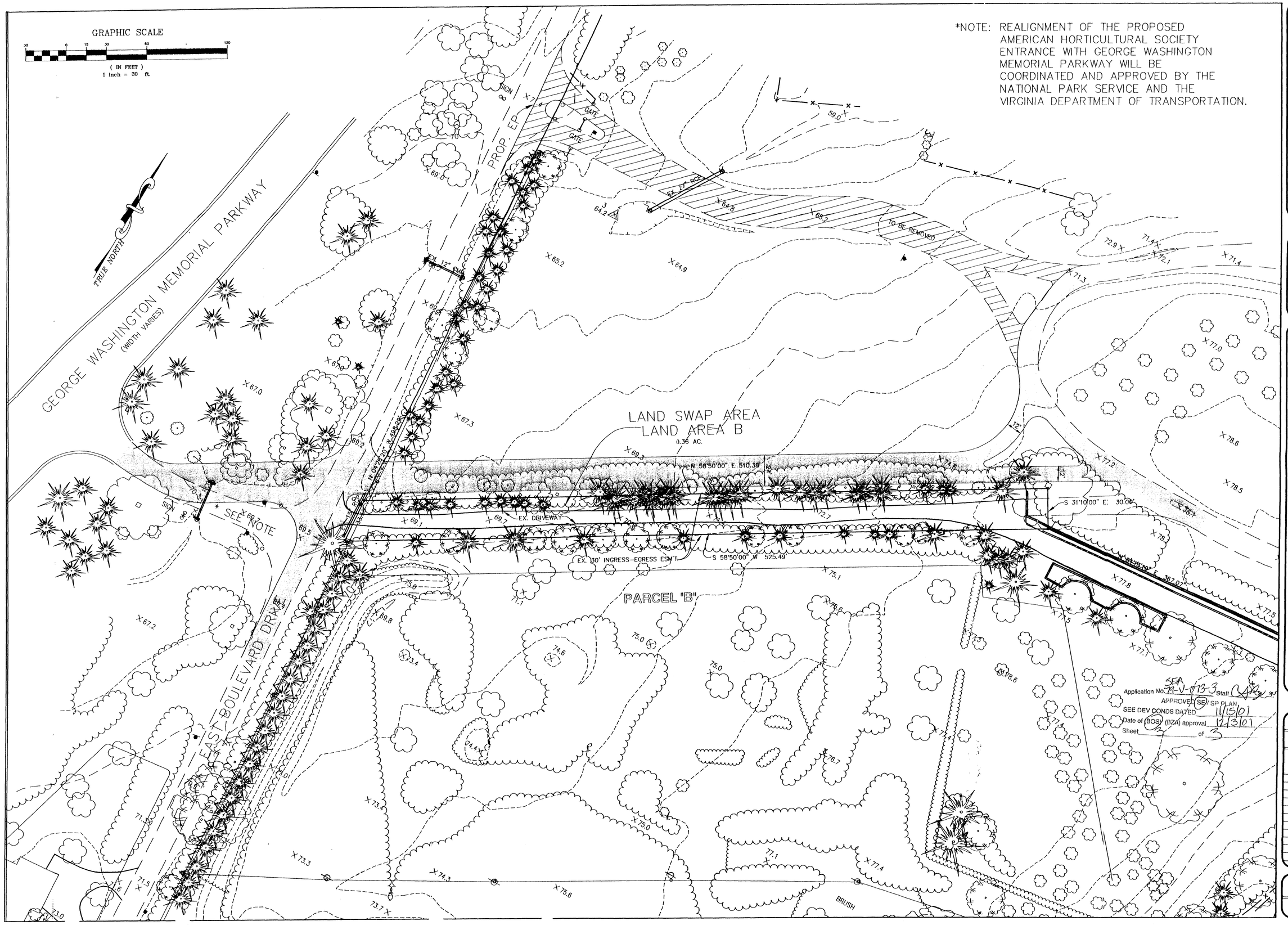
SPECIAL EXCEPTION AMENDMENT

SEA-79-V-073-3

SCALE: 1" = 60'
DATE: 05-25-01
REVISIONS:
07-17-01
10-10-01

SHEET 2 OF 3

FILE NO.
PL - 2778



*NOTE: REALIGNMENT OF THE PROPOSED AMERICAN HORTICULTURAL SOCIETY ENTRANCE WITH GEORGE WASHINGTON MEMORIAL PARKWAY WILL BE COORDINATED AND APPROVED BY THE NATIONAL PARK SERVICE AND THE VIRGINIA DEPARTMENT OF TRANSPORTATION.

Huntley, Nyce & Associates, Ltd.
SURVEYING • CIVIL ENGINEERING • LAND PLANNING
7202 POPLAR ST
ANNANDALE, VIRGINIA 22003
703-750-3490
45150 RUSSELL BRANCH PARKWAY
SUITE 100
ASHBURN, VIRGINIA 22011
703-729-0145 METRO 478-1051

COMMONWEALTH OF VIRGINIA
CHARLES J. HUNTLEY JR.
NO. 002135
10-10-01
LAND SURVEYOR

SEA-79-V-073-3

AMERICAN HORTICULTURAL SOCIETY
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

SPECAIL EXCEPTION AMENDMENT

SCALE: 1" = 30'
DATE: 05-25-01
REVISIONS:
07-17-01
10-10-01

SHEET 3 OF 3
FILE NO. PL - 2778